



## September 2022 Residential Sales

Date: October 11, 2022  
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **September 1 through September 30, 2022**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>-10.4%</b>	<b>+11.9%</b>	<b>+52.4%</b>
Change in Number of <b>Closed Sales</b> All Properties	Change in Number of <b>Median Sales Price</b> All Properties	Change in Number of <b>Homes for Sale</b> All Properties

*This is a research tool provided by MLSOK. Percent changes are calculated using rounded figures.*

The U.S. real estate market continues to slow as we move into fall, as rising consumer prices and higher mortgage interest rates squeeze homebuyer budgets and cool activity. With inflation showing little sign of abating, the Federal Reserve implemented another 75-basis-point hike in September, marking the third such rate increase this year. The cost of borrowing has reached multi-year highs on everything from credit cards to auto loans in 2022 as mortgage rates topped 6% for the first time since 2008, causing existing home sales to decline for the seventh consecutive month.

New listings increased 4.9 percent for Single Family homes but decreased 7.5 percent for Townhouse-Condo homes. Pending Sales decreased 12.3 percent for Single Family homes but increased 15.7 percent for Townhouse-Condo homes. Inventory increased 52.7 percent for Single Family homes and 40.6 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 61.5 percent for Single Family homes and 43.8 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 11.4 percent to \$245,050 for Single Family homes but decreased 1.7 percent to \$142,500 for Townhouse-Condo homes.

#### Average Days on Market Increases



**Days on Market increased** 35.3 percent for Single Family homes and 143.8 percent for Townhouse-Condo homes.

Affordability challenges have priced many buyers out of the market this year, and buyers who do succeed in purchasing a home are finding that the costs of homeownership have increased significantly, with monthly mortgage payments more than 55% higher than a year ago, according to the National Association of REALTORS®. Inventory remains lower than normal, and as the market continues to shift, experts project homes begin to spend more days on the market and price growth will slow in the months ahead.



Below you will find copies of the MLS Statistical Reports for  
**September 2022**

**PLEASE NOTE**

If you are going to be utilizing the MLS Statistical information for public mass-media advertisement or in other public representations, use of that information must be in accordance with MLSOK Rules and Regulations.

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Use of information from MLS compilation of current listing information, from the association's statistical report, or from any sold or comparable report of the association or MLS for public mass-media advertising by an MLS participant or in other public representations, may not be prohibited.

However, any print or non-print forms of advertising or other forms of public representations based in whole or in part on information supplied by the Association or its MLS must clearly demonstrate the time over which such claims are based and must include the following, or substantially similar, notice:

Based on information from MLSOK, Inc for the period **(09/01/2022) through (09/30/2022)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 9:36AM CT on **10/11/2022**.

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Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **September 2022** as compared to **August 2022** and **September 2021**. These statistics are supplied by MLSOK, Inc.

Should you have any questions, please email [mlstechsupport@okcmar.org](mailto:mlstechsupport@okcmar.org).

	<u>September 2022</u>	<u>August 2022</u>	<u>September 2021</u>
<b>TOTAL CLOSED</b>	2461	2707	2651
<b>TOTAL \$ VOLUME</b>	\$ 701,094,983	\$ 830,036,570	\$ 671,802,015
<b>AVERAGE PRICE</b>	\$284,882	\$ 302,602	\$ 253,415
<b>MEDIAN PRICE</b>	\$ 243,000	\$ 250,000	\$ 217,500
<b>% SELLING PRICE TO LIST PRICE</b>	98%	100%	99 %
<b>DAYS ON MARKET</b>	24	18	17
<b>NUMBER OF LISTINGS</b>	5165	4813	3268

<b>TOTAL CLOSED</b>	2461
<b>TOTAL \$ VOLUME</b>	\$ 701,094,983
<b>AVERAGE SELLING PRICE</b>	\$ 284,882
<b>% SELLING PRICE TO LIST PRICE</b>	98%
<b>MEDIAN PRICE</b>	\$ 243,000
<b>AVERAGE DAYS ON MARKET</b>	18
<b># OF ACTIVE LISTINGS CURRENTLY</b>	5165
<b>TOTAL UNDER CONTRACT (Pending)</b>	1540
<b>AVERAGE VALUE (Pending)</b>	\$ 291,098



**RESIDENTIAL PROPERTY TYPES INCLUDE THE FOLLOWING:**

- Condos
- Half Duplexes
- Manufactured Homes
- Patio Homes
- Single Family Homes
- Townhouses

<b>MONTH</b>	<b>TOTAL CLOSED</b>	<b>DOLLAR VOLUME</b>	<b>RESIDENTIAL LISTINGS PROCESSED</b>
January	1909	\$ 499,597,560	4066
February	1850	\$ 507,235,628	3828
March	2381	\$ 671,257,528	4584
April	2440	\$702,391,203	4781
May	2668	\$792,026,555	4898
June	2700	\$817,103,222	4712
July	2502	\$729,684,007	4577
August	2707	\$830,036,570	4646
September	2461	\$701,094,983	4001

## All MLSOK

Entire MLSOK Market Area

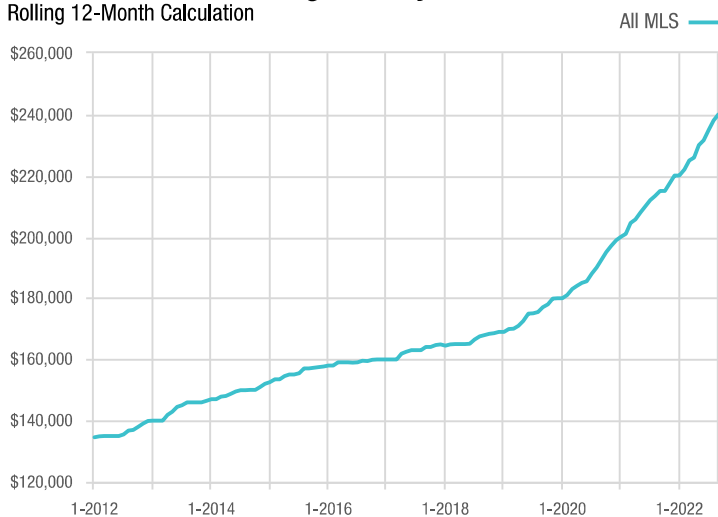
Single Family	September			Year to Date		
	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	2,575	<b>2,700</b>	+ 4.9%	24,845	<b>25,703</b>	+ 3.5%
Pending Sales	2,373	<b>2,081</b>	- 12.3%	22,898	<b>21,371</b>	- 6.7%
Closed Sales	2,639	<b>2,352</b>	- 10.9%	21,808	<b>21,276</b>	- 2.4%
Days on Market Until Sale	17	<b>23</b>	+ 35.3%	23	<b>21</b>	- 8.7%
Median Sales Price*	\$220,000	<b>\$245,050</b>	+ 11.4%	\$217,000	<b>\$245,818</b>	+ 13.3%
Average Sales Price*	\$255,189	<b>\$288,490</b>	+ 13.0%	\$255,344	<b>\$291,739</b>	+ 14.3%
Percent of List Price Received*	99.4%	<b>98.5%</b>	- 0.9%	99.7%	<b>100.0%</b>	+ 0.3%
Inventory of Homes for Sale	3,259	<b>4,977</b>	+ 52.7%	—	—	—
Months Supply of Inventory	1.3	<b>2.1</b>	+ 61.5%	—	—	—

Townhouse-Condo	September			Year to Date		
	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	67	<b>62</b>	- 7.5%	655	<b>682</b>	+ 4.1%
Pending Sales	51	<b>59</b>	+ 15.7%	611	<b>548</b>	- 10.3%
Closed Sales	63	<b>69</b>	+ 9.5%	597	<b>536</b>	- 10.2%
Days on Market Until Sale	16	<b>39</b>	+ 143.8%	31	<b>22</b>	- 29.0%
Median Sales Price*	\$145,000	<b>\$142,500</b>	- 1.7%	\$135,000	<b>\$150,000</b>	+ 11.1%
Average Sales Price*	\$181,881	<b>\$198,573</b>	+ 9.2%	\$176,707	<b>\$197,252</b>	+ 11.6%
Percent of List Price Received*	99.8%	<b>98.9%</b>	- 0.9%	98.7%	<b>99.8%</b>	+ 1.1%
Inventory of Homes for Sale	101	<b>142</b>	+ 40.6%	—	—	—
Months Supply of Inventory	1.6	<b>2.3</b>	+ 43.8%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

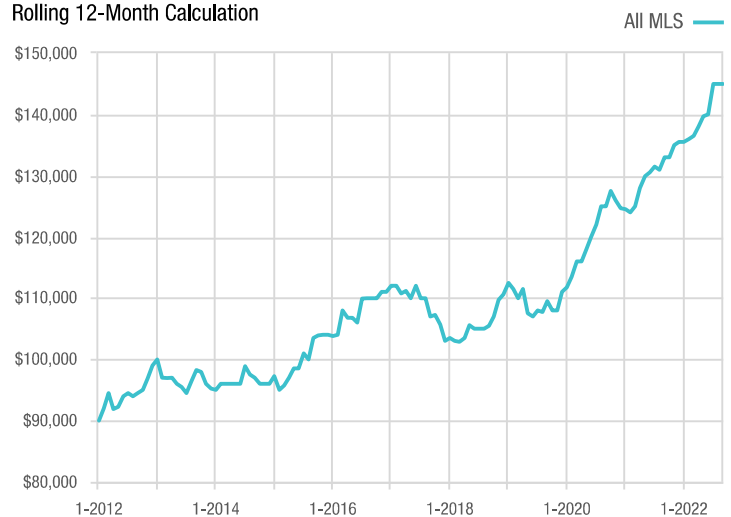
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Monthly Indicators



## September 2022

The U.S. real estate market continues to slow as we move into fall, as rising consumer prices and higher mortgage interest rates squeeze homebuyer budgets and cool activity. With inflation showing little sign of abating, the Federal Reserve implemented another 75-basis-point hike in September, marking the third such rate increase this year. The cost of borrowing has reached multi-year highs on everything from credit cards to auto loans in 2022 as mortgage interest rates topped 6% for the first time since 2008, causing existing home sales to decline for the seventh consecutive month.

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Affordability challenges have priced many buyers out of the market this year, and buyers who do succeed in purchasing a home are finding that the costs of homeownership have increased significantly, with monthly mortgage payments more than 55% higher than a year ago, according to the National Association of REALTORS®. Inventory remains lower than normal, and as the market continues to shift, experts project homes will begin to spend more days on market and price growth will slow in the months ahead.

## Quick Facts

<b>- 10.4%</b>	<b>+ 11.9%</b>	<b>+ 52.4%</b>
Change in Number of <b>Closed Sales</b> All Properties	Change in Number of <b>Median Sales Price</b> All Properties	Change in Number of <b>Homes for Sale</b> All Properties

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	9-2021	9-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		2,575	<b>2,700</b>	+ 4.9%	24,845	<b>25,703</b>	+ 3.5%
<b>Pending Sales</b>		2,373	<b>2,081</b>	- 12.3%	22,898	<b>21,371</b>	- 6.7%
<b>Closed Sales</b>		2,639	<b>2,352</b>	- 10.9%	21,808	<b>21,276</b>	- 2.4%
<b>Days on Market Until Sale</b>		17	<b>23</b>	+ 35.3%	23	<b>21</b>	- 8.7%
<b>Median Sales Price</b>		\$220,000	<b>\$245,050</b>	+ 11.4%	\$217,000	<b>\$245,818</b>	+ 13.3%
<b>Average Sales Price</b>		\$255,189	<b>\$288,490</b>	+ 13.0%	\$255,344	<b>\$291,739</b>	+ 14.3%
<b>Percent of List Price Received</b>		99.4%	<b>98.5%</b>	- 0.9%	99.7%	<b>100.0%</b>	+ 0.3%
<b>Housing Affordability Index</b>		164	<b>117</b>	- 28.7%	166	<b>116</b>	- 30.1%
<b>Inventory of Homes for Sale</b>		3,259	<b>4,977</b>	+ 52.7%	—	—	—
<b>Months Supply of Inventory</b>		1.3	<b>2.1</b>	+ 61.5%	—	—	—

# Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse-Condo properties only.



Key Metrics	Historical Sparkbars	9-2021	9-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		67	62	- 7.5%	655	<b>682</b>	+ 4.1%
<b>Pending Sales</b>		51	<b>59</b>	+ 15.7%	611	<b>548</b>	- 10.3%
<b>Closed Sales</b>		63	<b>69</b>	+ 9.5%	597	<b>536</b>	- 10.2%
<b>Days on Market Until Sale</b>		16	<b>39</b>	+ 143.8%	31	<b>22</b>	- 29.0%
<b>Median Sales Price</b>		\$145,000	<b>\$142,500</b>	- 1.7%	\$135,000	<b>\$150,000</b>	+ 11.1%
<b>Average Sales Price</b>		\$181,881	<b>\$198,573</b>	+ 9.2%	\$176,707	<b>\$197,252</b>	+ 11.6%
<b>Percent of List Price Received</b>		99.8%	<b>98.9%</b>	- 0.9%	98.7%	<b>99.8%</b>	+ 1.1%
<b>Housing Affordability Index</b>		258	<b>209</b>	- 19.0%	277	<b>198</b>	- 28.5%
<b>Inventory of Homes for Sale</b>		101	<b>142</b>	+ 40.6%	—	—	—
<b>Months Supply of Inventory</b>		1.6	<b>2.3</b>	+ 43.8%	—	—	—

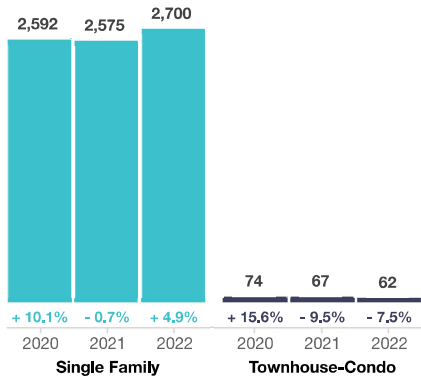


# New Listings

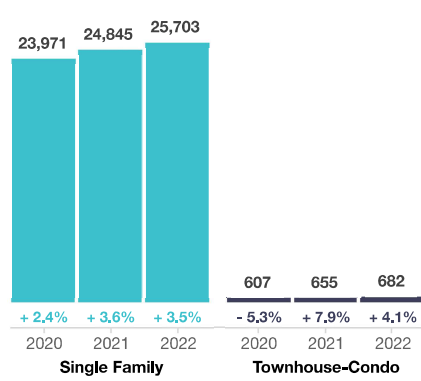
A count of the properties that have been newly listed on the market in a given month.



## September

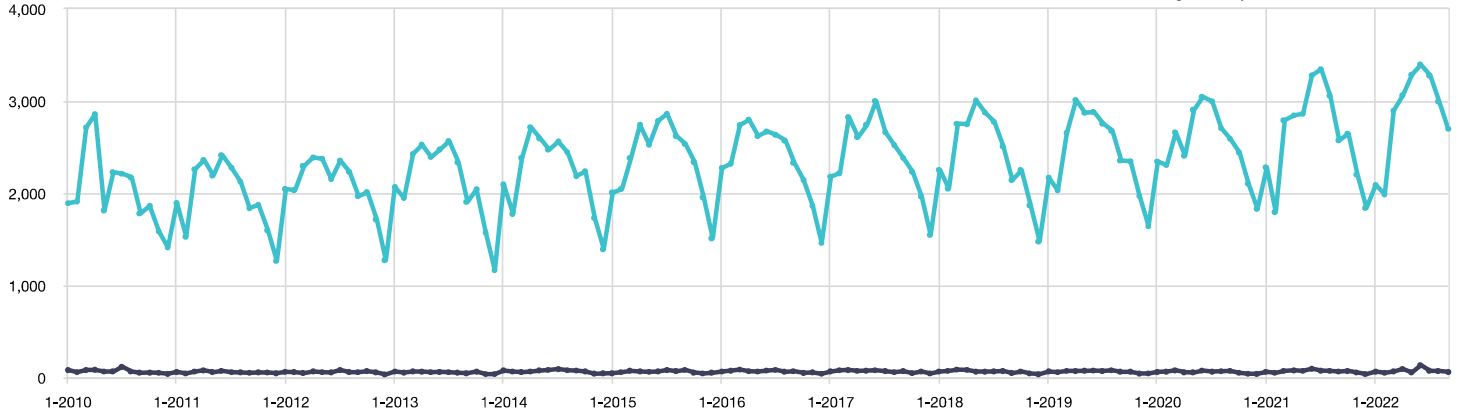


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2021	2,647	+ 8.3%	72	+ 38.5%
Nov-2021	2,203	+ 4.7%	56	+ 33.3%
Dec-2021	1,840	+ 0.5%	38	- 7.3%
Jan-2022	2,091	- 8.4%	65	+ 3.2%
Feb-2022	1,989	+ 10.7%	53	0.0%
Mar-2022	2,898	+ 3.8%	68	- 8.1%
Apr-2022	3,064	+ 7.7%	95	+ 20.3%
May-2022	3,287	+ 14.7%	57	- 21.9%
Jun-2022	3,397	+ 3.6%	135	+ 40.6%
Jul-2022	3,280	- 2.0%	75	- 1.3%
Aug-2022	2,997	- 2.0%	72	- 2.7%
<b>Sep-2022</b>	<b>2,700</b>	<b>+ 4.9%</b>	<b>62</b>	<b>- 7.5%</b>
12-Month Avg	2,699	+ 3.7%	71	+ 7.6%

## Historical New Listings by Month

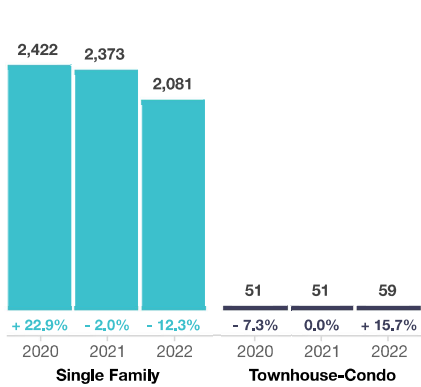


# Pending Sales

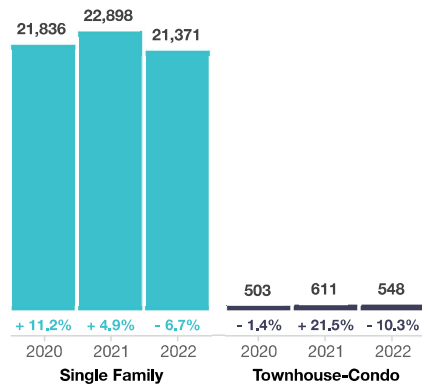
A count of the properties on which offers have been accepted in a given month.



## September

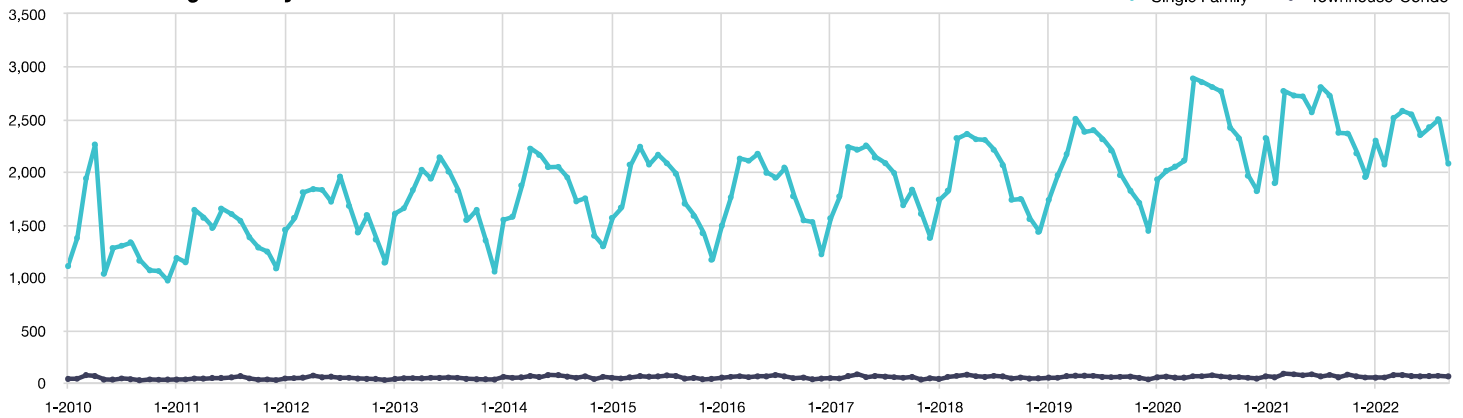


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2021	2,365	+ 2.0%	76	+ 46.2%
Nov-2021	2,177	+ 10.8%	59	+ 28.3%
Dec-2021	1,953	+ 7.4%	49	+ 25.6%
Jan-2022	2,299	- 1.0%	48	- 20.0%
Feb-2022	2,071	+ 9.3%	49	- 3.9%
Mar-2022	2,513	- 9.2%	72	- 16.3%
Apr-2022	2,580	- 5.4%	72	- 10.0%
May-2022	2,546	- 6.3%	62	- 11.4%
Jun-2022	2,351	- 8.4%	60	- 25.0%
Jul-2022	2,427	- 13.5%	62	+ 5.1%
Aug-2022	2,503	- 8.1%	64	- 13.5%
<b>Sep-2022</b>	<b>2,081</b>	<b>- 12.3%</b>	<b>59</b>	<b>+ 15.7%</b>
12-Month Avg	2,322	- 3.9%	61	- 1.6%

## Historical Pending Sales by Month

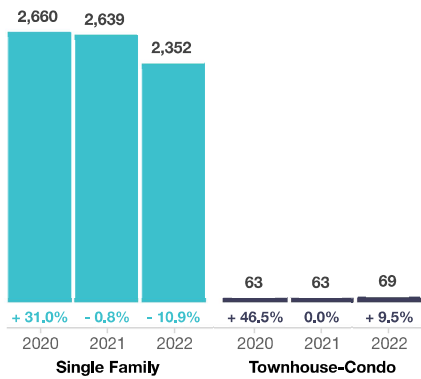


# Closed Sales

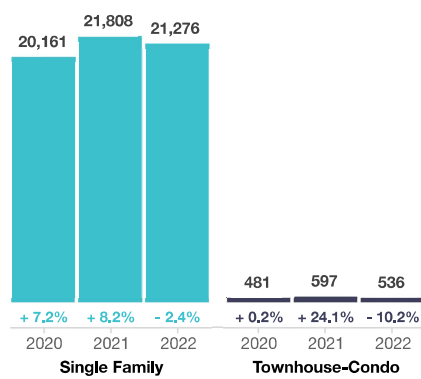
A count of the actual sales that closed in a given month.



## September

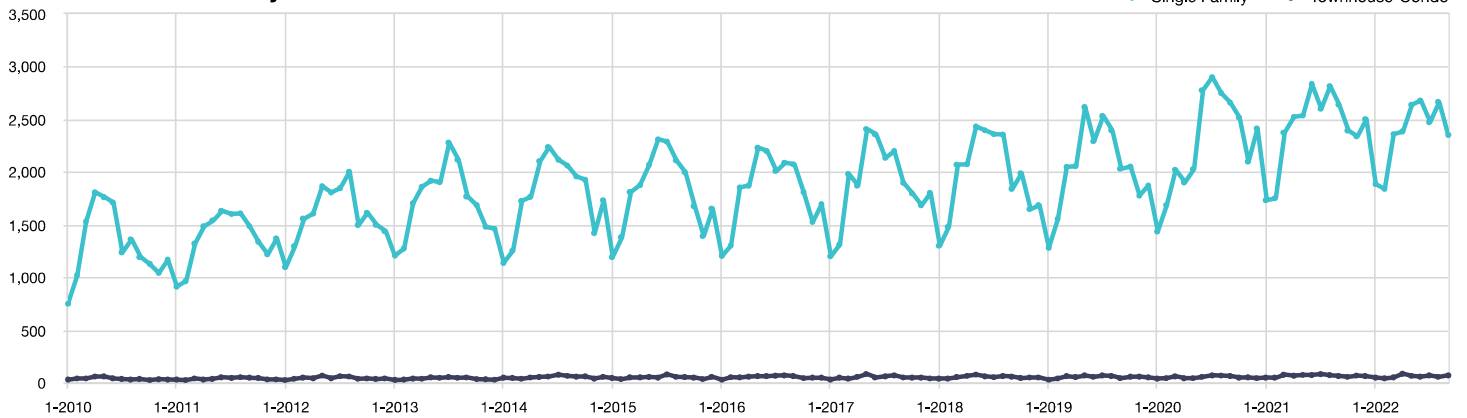


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2021	2,393	- 4.9%	55	+ 14.6%
Nov-2021	2,339	+ 11.4%	67	+ 34.0%
Dec-2021	2,503	+ 3.7%	62	+ 44.2%
Jan-2022	1,884	+ 8.8%	48	0.0%
Feb-2022	1,840	+ 5.1%	41	- 12.8%
Mar-2022	2,360	- 0.6%	50	- 33.3%
Apr-2022	2,385	- 5.5%	84	+ 27.3%
May-2022	2,638	+ 4.0%	64	- 13.5%
Jun-2022	2,678	- 5.5%	57	- 20.8%
Jul-2022	2,474	- 4.8%	68	- 16.0%
Aug-2022	2,665	- 5.4%	55	- 22.5%
<b>Sep-2022</b>	<b>2,352</b>	<b>- 10.9%</b>	<b>69</b>	<b>+ 9.5%</b>
12-Month Avg	2,376	- 1.1%	60	- 3.2%

## Historical Closed Sales by Month

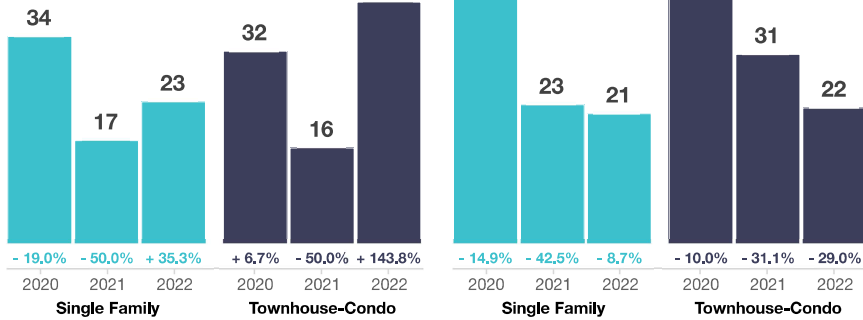


# Days on Market Until Sale

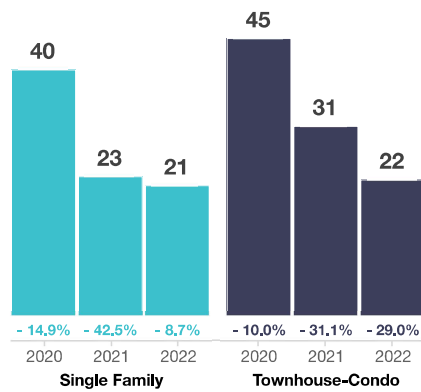
Average number of days between when a property is listed and when an offer is accepted in a given month.



## September



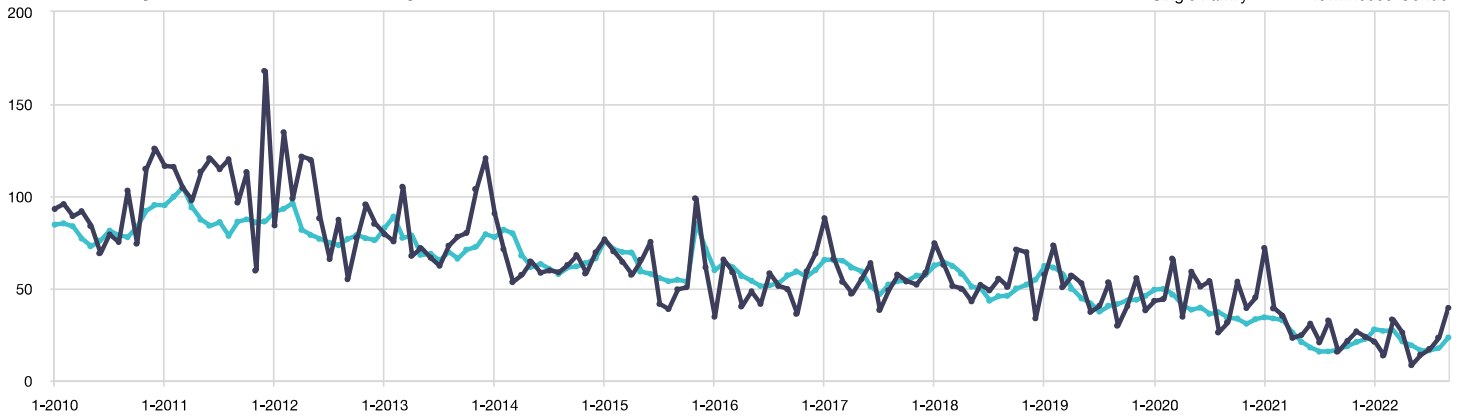
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2021	19	-44.1%	22	-59.3%
Nov-2021	21	-32.3%	27	-30.8%
Dec-2021	23	-30.3%	24	-46.7%
Jan-2022	28	-17.6%	21	-70.8%
Feb-2022	27	-20.6%	14	-64.1%
Mar-2022	27	-18.2%	33	-5.7%
Apr-2022	21	-19.2%	26	+13.0%
May-2022	19	-9.5%	8	-68.0%
Jun-2022	16	-11.1%	14	-54.8%
Jul-2022	16	0.0%	17	-19.0%
Aug-2022	18	+12.5%	23	-30.3%
<b>Sep-2022</b>	<b>23</b>	<b>+35.3%</b>	<b>39</b>	<b>+143.8%</b>
12-Month Avg*	21	-15.7%	23	-32.9%

\* Days on Market for all properties from October 2021 through September 2022. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

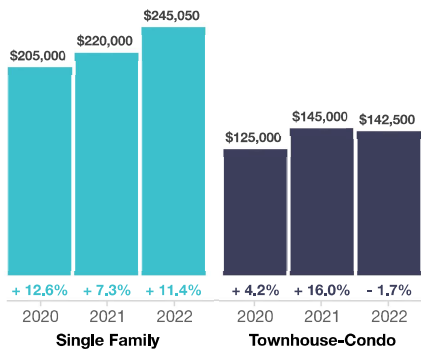


# Median Sales Price

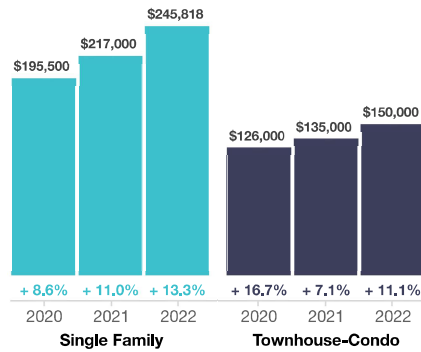
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## September



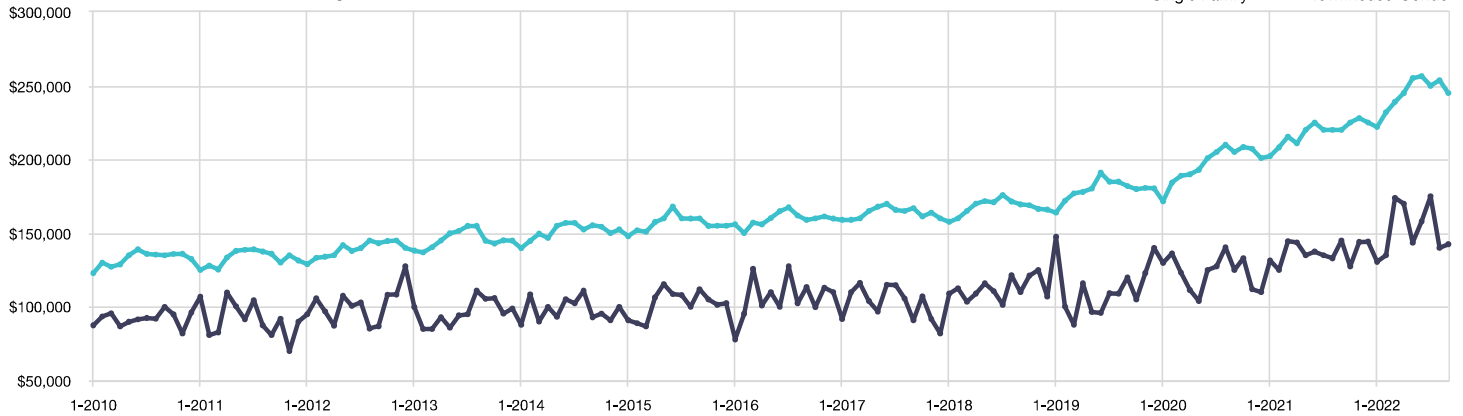
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2021	\$225,000	+ 7.9%	\$127,500	- 4.1%
Nov-2021	\$228,000	+ 10.0%	\$144,000	+ 28.6%
Dec-2021	\$225,000	+ 11.9%	\$144,250	+ 31.1%
Jan-2022	\$222,000	+ 9.7%	\$130,600	- 0.7%
Feb-2022	\$232,000	+ 11.4%	\$135,000	+ 8.0%
Mar-2022	\$239,061	+ 10.9%	\$174,000	+ 20.4%
Apr-2022	\$245,000	+ 16.1%	\$170,000	+ 18.3%
May-2022	\$255,130	+ 16.0%	\$143,500	+ 6.3%
Jun-2022	\$256,508	+ 14.0%	\$158,000	+ 14.9%
Jul-2022	\$250,000	+ 13.6%	\$175,000	+ 29.6%
Aug-2022	\$253,750	+ 15.3%	\$140,000	+ 5.3%
<b>Sep-2022</b>	<b>\$245,050</b>	<b>+ 11.4%</b>	<b>\$142,500</b>	<b>- 1.7%</b>
12-Month Avg*	\$240,000	+ 11.6%	\$145,000	+ 9.0%

\* Median Sales Price for all properties from October 2021 through September 2022. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

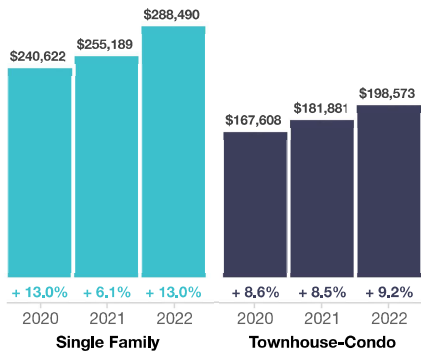


# Average Sales Price

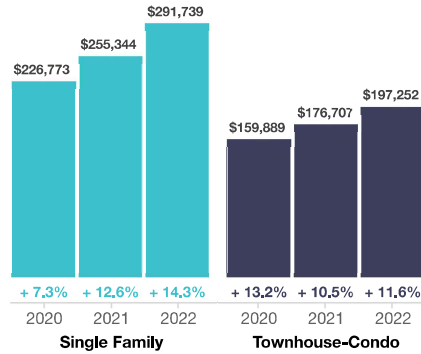
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## September



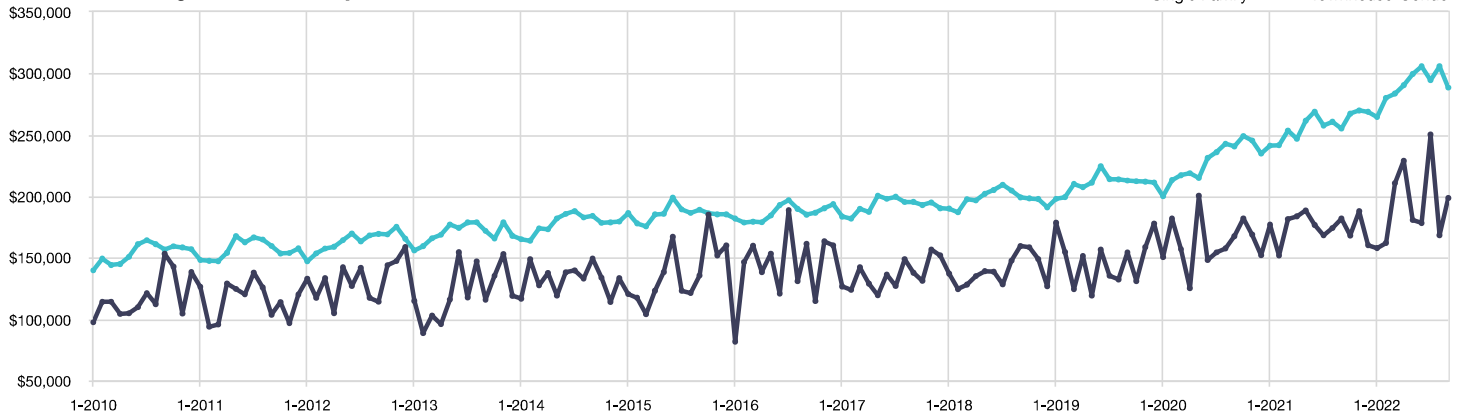
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2021	\$267,289	+ 7.3%	\$168,120	- 7.7%
Nov-2021	\$269,905	+ 9.9%	\$187,871	+ 11.3%
Dec-2021	\$268,759	+ 14.4%	\$160,240	+ 5.4%
Jan-2022	\$264,443	+ 9.6%	\$157,865	- 10.8%
Feb-2022	\$280,163	+ 16.0%	\$162,030	+ 6.7%
Mar-2022	\$283,625	+ 11.9%	\$210,792	+ 16.1%
Apr-2022	\$290,404	+ 17.7%	\$228,910	+ 24.6%
May-2022	\$299,523	+ 14.6%	\$180,700	- 4.1%
Jun-2022	\$305,832	+ 13.8%	\$178,289	+ 0.9%
Jul-2022	\$294,533	+ 14.3%	\$250,266	+ 48.8%
Aug-2022	\$305,805	+ 17.3%	\$168,406	- 3.3%
<b>Sep-2022</b>	<b>\$288,490</b>	<b>+ 13.0%</b>	<b>\$198,573</b>	<b>+ 9.2%</b>
12-Month Avg*	\$285,877	+ 13.3%	\$190,958	+ 9.1%

\* Avg. Sales Price for all properties from October 2021 through September 2022. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

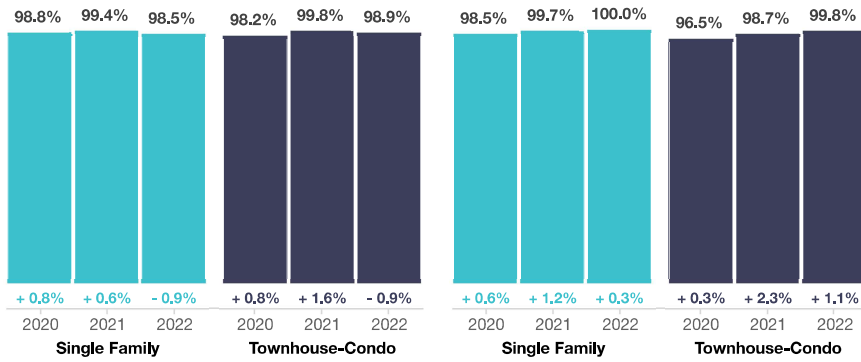


# Percent of List Price Received

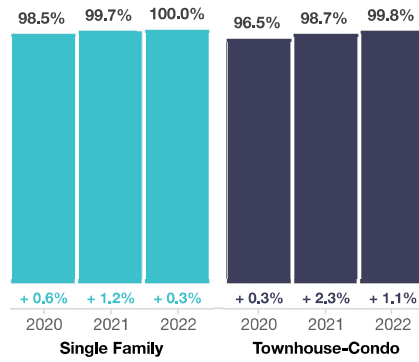
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## September



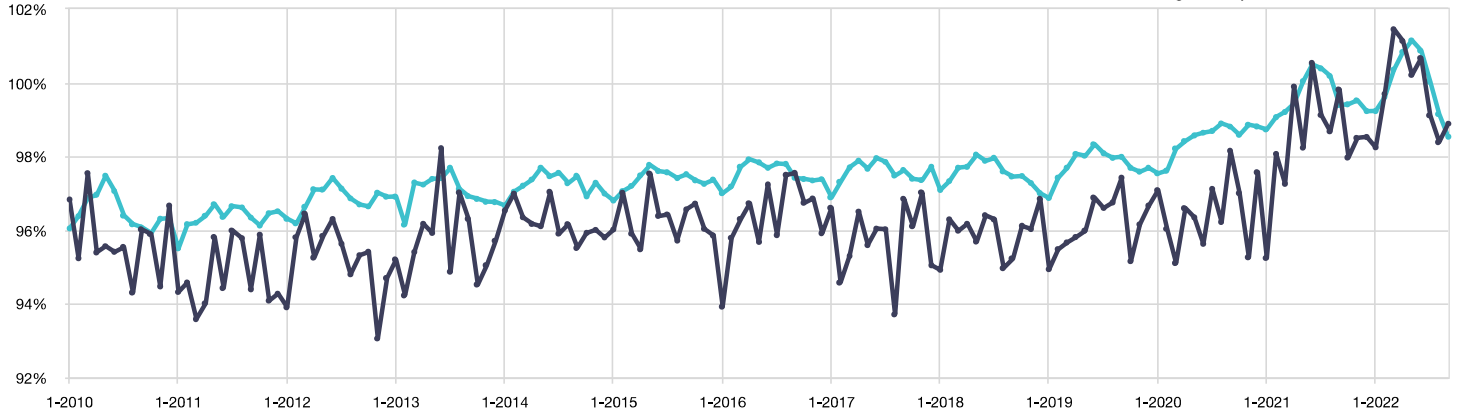
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2021	99.4%	+ 0.8%	98.0%	+ 1.0%
Nov-2021	99.5%	+ 0.6%	98.5%	+ 3.4%
Dec-2021	99.2%	+ 0.4%	98.5%	+ 0.9%
Jan-2022	99.2%	+ 0.5%	98.2%	+ 3.2%
Feb-2022	99.6%	+ 0.5%	99.7%	+ 1.6%
Mar-2022	100.4%	+ 1.2%	101.5%	+ 4.3%
Apr-2022	100.8%	+ 1.4%	101.1%	+ 1.2%
May-2022	101.2%	+ 1.2%	100.2%	+ 2.0%
Jun-2022	100.9%	+ 0.4%	100.7%	+ 0.2%
Jul-2022	100.0%	- 0.4%	99.1%	0.0%
Aug-2022	99.1%	- 1.1%	98.4%	- 0.3%
<b>Sep-2022</b>	<b>98.5%</b>	<b>- 0.9%</b>	<b>98.9%</b>	<b>- 0.9%</b>
12-Month Avg*	99.9%	+ 0.4%	99.4%	+ 1.2%

\* Pct. of List Price Received for all properties from October 2021 through September 2022. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

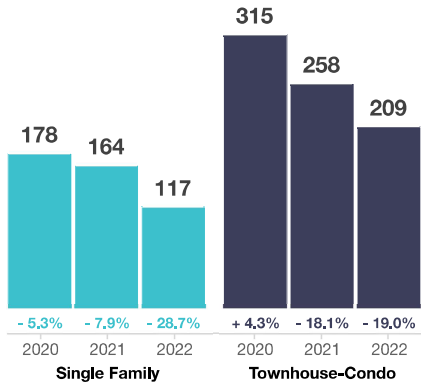


# Housing Affordability Index

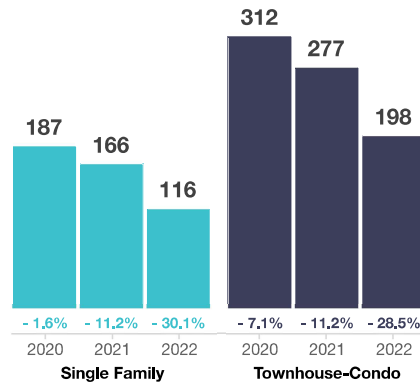
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## September

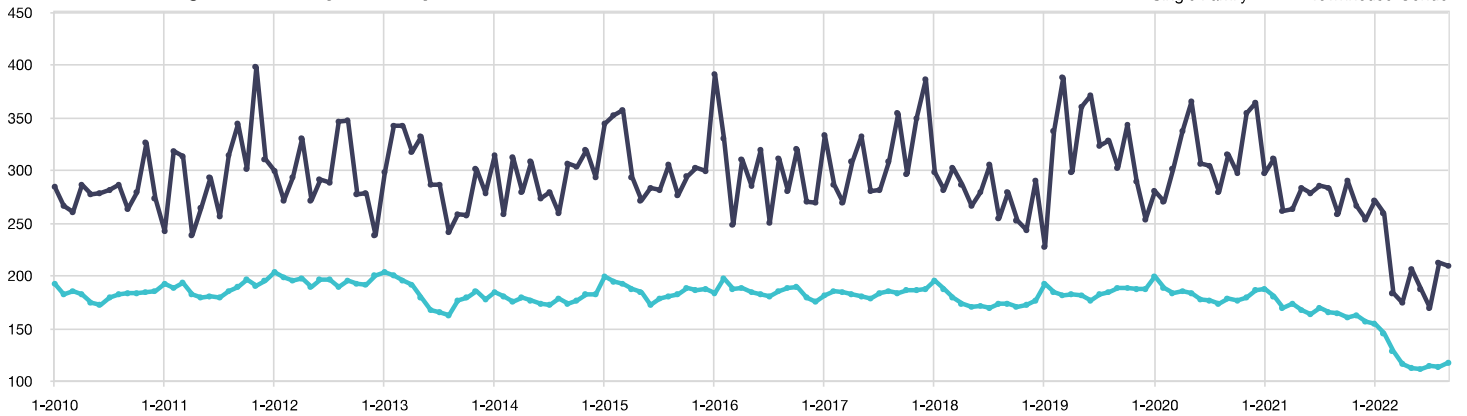


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2021	160	-9.1%	290	-2.4%
Nov-2021	162	-9.5%	266	-24.9%
Dec-2021	156	-16.1%	253	-30.5%
Jan-2022	154	-17.6%	271	-8.8%
Feb-2022	145	-19.4%	259	-16.7%
Mar-2022	128	-24.3%	183	-29.9%
Apr-2022	116	-32.9%	174	-33.8%
May-2022	112	-32.9%	206	-27.2%
Jun-2022	111	-31.9%	187	-32.7%
Jul-2022	114	-32.5%	169	-40.7%
Aug-2022	113	-31.5%	212	-25.1%
<b>Sep-2022</b>	<b>117</b>	<b>-28.7%</b>	<b>209</b>	<b>-19.0%</b>
12-Month Avg	132	-23.7%	223	-24.4%

## Historical Housing Affordability Index by Month



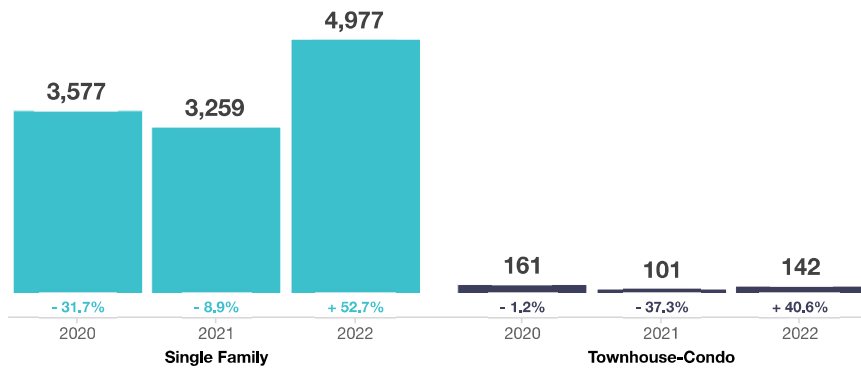


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

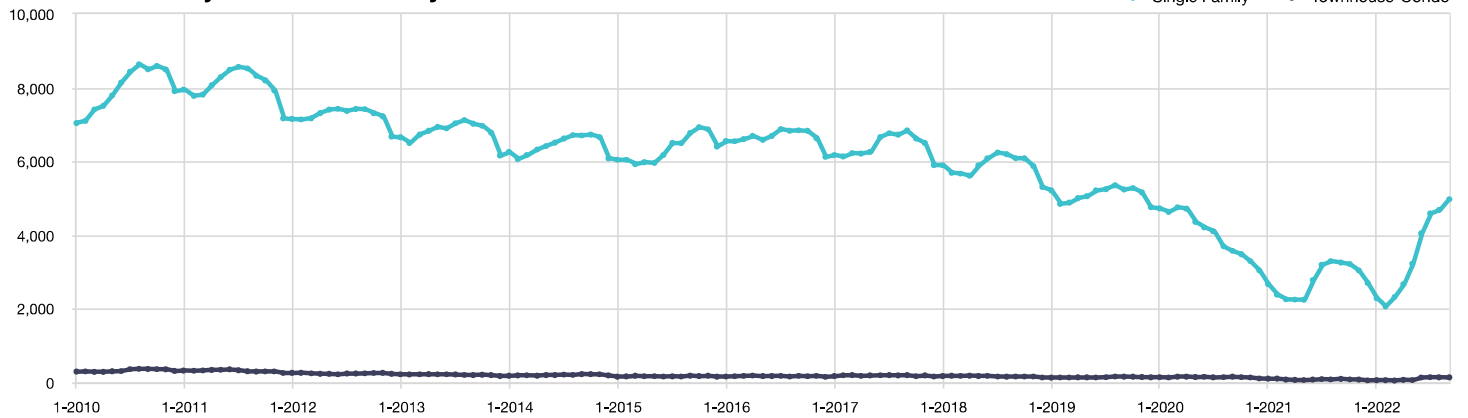


## September



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2021	3,218	- 7.7%	89	- 40.3%
Nov-2021	3,046	- 7.6%	84	- 39.6%
Dec-2021	2,705	- 11.2%	62	- 46.1%
Jan-2022	2,293	- 14.2%	68	- 37.6%
Feb-2022	2,067	- 13.5%	67	- 38.0%
Mar-2022	2,324	+ 2.7%	58	- 31.0%
Apr-2022	2,671	+ 18.4%	77	+ 4.1%
May-2022	3,228	+ 43.5%	70	0.0%
Jun-2022	4,051	+ 45.6%	140	+ 68.7%
Jul-2022	4,590	+ 43.5%	147	+ 53.1%
Aug-2022	4,686	+ 42.1%	146	+ 64.0%
<b>Sep-2022</b>	<b>4,977</b>	<b>+ 52.7%</b>	<b>142</b>	<b>+ 40.6%</b>
12-Month Avg	3,321	+ 16.6%	96	- 5.0%

## Historical Inventory of Homes for Sale by Month

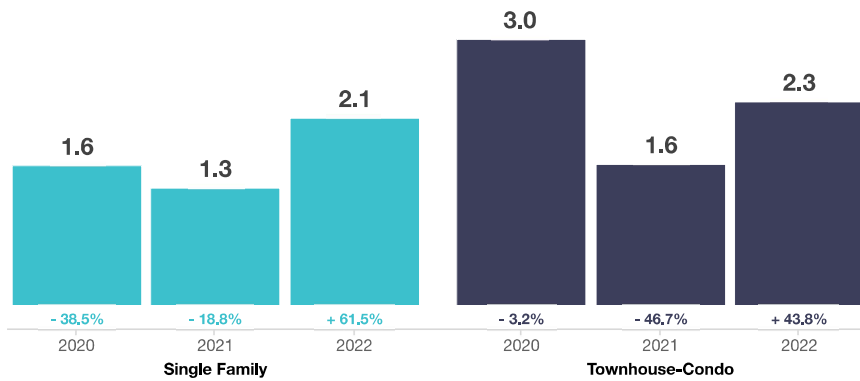


# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



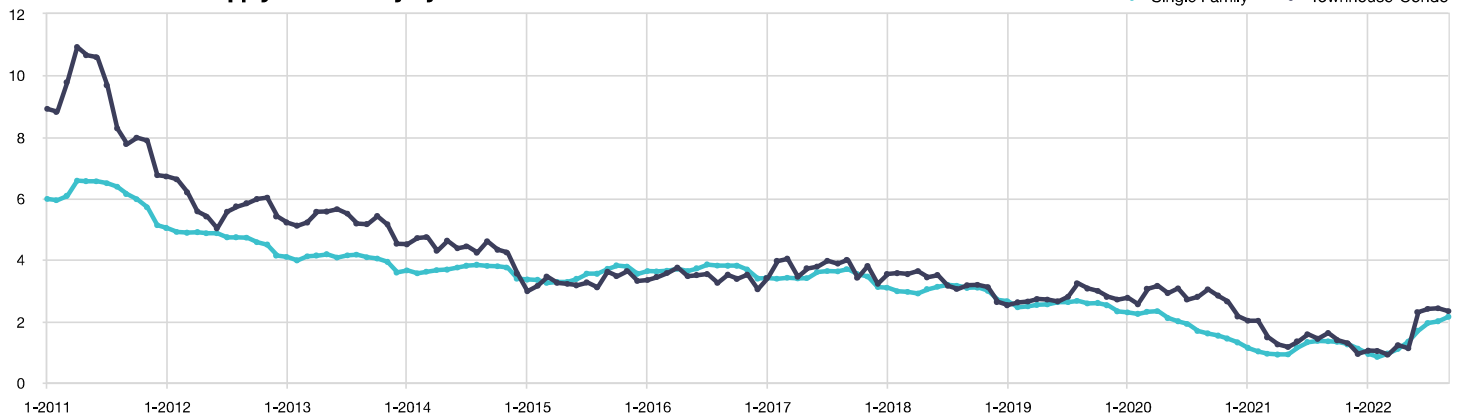
## September



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2021	1.3	- 13.3%	1.4	- 50.0%
Nov-2021	1.2	- 14.3%	1.3	- 50.0%
Dec-2021	1.1	- 15.4%	0.9	- 59.1%
Jan-2022	0.9	- 18.2%	1.0	- 50.0%
Feb-2022	0.8	- 20.0%	1.0	- 50.0%
Mar-2022	1.0	+ 11.1%	0.9	- 40.0%
Apr-2022	1.1	+ 22.2%	1.2	0.0%
May-2022	1.3	+ 44.4%	1.1	- 8.3%
Jun-2022	1.7	+ 54.5%	2.3	+ 76.9%
Jul-2022	1.9	+ 46.2%	2.4	+ 50.0%
Aug-2022	2.0	+ 42.9%	2.4	+ 71.4%
<b>Sep-2022</b>	<b>2.1</b>	<b>+ 61.5%</b>	<b>2.3</b>	<b>+ 43.8%</b>
12-Month Avg*	1.4	+ 15.6%	1.5	- 14.6%

\* Months Supply for all properties from October 2021 through September 2022. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Properties Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	9-2021	9-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		2,642	<b>2,762</b>	+ 4.5%	25,500	<b>26,385</b>	+ 3.5%
<b>Pending Sales</b>		2,424	<b>2,140</b>	- 11.7%	23,509	<b>21,919</b>	- 6.8%
<b>Closed Sales</b>		2,702	<b>2,421</b>	- 10.4%	22,405	<b>21,812</b>	- 2.6%
<b>Days on Market Until Sale</b>		17	<b>24</b>	+ 41.2%	23	<b>21</b>	- 8.7%
<b>Median Sales Price</b>		\$219,000	<b>\$245,000</b>	+ 11.9%	\$215,000	<b>\$245,000</b>	+ 14.0%
<b>Average Sales Price</b>		\$253,478	<b>\$285,925</b>	+ 12.8%	\$253,247	<b>\$289,420</b>	+ 14.3%
<b>Percent of List Price Received</b>		99.4%	<b>98.5%</b>	- 0.9%	99.7%	<b>100.0%</b>	+ 0.3%
<b>Housing Affordability Index</b>		164	<b>116</b>	- 29.3%	168	<b>116</b>	- 31.0%
<b>Inventory of Homes for Sale</b>		3,360	<b>5,119</b>	+ 52.4%	—	—	—
<b>Months Supply of Inventory</b>		1.4	<b>2.1</b>	+ 50.0%	—	—	—